

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Westmoreland County Consortium

State: PA

PJ's Total HOME Allocation Received: \$25,483,076

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|---------------|------------------------------|-------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | | PJs in State: | 29 | | |
| % of Funds Committed | 95.71 % | 94.92 % | 16 | 93.41 % | 75 | 72 | |
| % of Funds Disbursed | 90.12 % | 89.08 % | 13 | 84.68 % | 77 | 73 | |
| Leveraging Ratio for Rental Activities | 1.92 | 4.76 | 22 | 4.72 | 23 | 27 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 98.50 % | 93.07 % | 16 | 80.76 % | 65 | 56 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 61.97 % | 72.06 % | 22 | 68.18 % | 31 | 31 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 72.95 % | 82.28 % | 22 | 80.32 % | 23 | 23 | |
| % of 0-30% AMI Renters to All Renters*** | 29.51 % | 37.40 % | 20 | 45.16 % | 21 | 23 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 92.62 % | 98.52 % | 29 | 95.04 % | 20 | 21 | |
| Overall Ranking: | | | In State: | 27 / 29 | Nationally: | 26 | 31 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$30,579 | \$19,533 | | \$26,037 | 244 | Units | 21.70 % |
| Homebuyer Unit | \$48,498 | \$15,828 | | \$14,755 | 59 | Units | 5.30 % |
| Homeowner-Rehab Unit | \$13,707 | \$15,982 | | \$20,487 | 503 | Units | 44.80 % |
| TBRA Unit | \$4,314 | \$5,858 | | \$3,225 | 317 | Units | 28.20 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$88,109 | \$123,728 | \$20,632 |
| State:* | \$96,889 | \$38,326 | \$16,102 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.94

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|--|--|--|--|--|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 87.2 | 79.7 | 92.4 | 90.2 | Single/Non-Elderly: | 25.7 | 11.9 | 15.7 | 14.5 |
| Black/African American: | 10.6 | 15.3 | 7.6 | 8.8 | Elderly: | 29.2 | 0.0 | 39.6 | 26.2 |
| Asian: | 0.9 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 32.7 | 52.5 | 14.9 | 43.5 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 9.3 | 32.2 | 26.5 | 8.5 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 3.1 | 3.4 | 3.2 | 7.3 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.4 | 1.7 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.4 | 1.7 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 0.4 | 1.7 | 0.0 | 0.9 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 48.7 | 13.6 | 41.0 | 41.3 | Section 8: | 75.7 | 0.0 [#] | | |
| 2 Persons: | 15.5 | 20.3 | 25.3 | 26.5 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 23.9 | 28.8 | 14.1 | 17.4 | Other: | 0.4 | | | |
| 4 Persons: | 6.2 | 18.6 | 8.6 | 10.4 | No Assistance: | 23.9 | | | |
| 5 Persons: | 3.5 | 10.2 | 8.2 | 3.5 | | | | | |
| 6 Persons: | 1.8 | 6.8 | 2.4 | 0.9 | | | | | |
| 7 Persons: | 0.4 | 1.7 | 0.2 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.0 | 0.2 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 66 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westmoreland County Consortium State: PA Group Rank: 26
(Percentile)
State Rank: 27 / 29 PJs Overall Rank: 31
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 98.5 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 61.97 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 72.95 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 92.62 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 1.78 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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